STATE OF FLORIDA

DOROTHY WILKEN

BY: Norma \_ ].

TRACT "A"

TRACT "L-1"

TRACT "L-2"

TRACT "L-3"

TRACT "LB-1

TRACT "O-1"

TRACT "O-2"

TRACT "O-3"

TRACT "O-4"

TRACT "O-5"

TRACT "O-6"

TRACT "R"

LOTS (154)

TOTAL AREA=

COUNTY OF PALM BEACH

HIS PLAT WAS FILED FOR RECORD

AND DULY RECORDED IN PLAT BOOK

NO. <u>102.</u> ON PAGES <u>176–18</u>2

DEPUTY CLERK

**AREA SUMMARY** 

9.89 ACRES

**4.40 ACRES** 

**1.81 ACRES** 

**3.61 ACRES** 

0.88 ACRES

0.09 ACRES

0.24 ACRES

0.14 ACRES

0.17 ACRES

0.11 ACRES

0.63 ACRES

3.63 ACRES

31.36 ACRES

56.96 ACRES

CLERK OF THE CIRCUIT COURT

# **JUPITER ISLES PLAT 1**

DEDICATION:

COUNTY OF PALM BEACH

LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

KNOW ALL MEN BY THESE PRESENTS, THAT GMAC MODEL HOME FINANCE, INC., A VIRGINIA CORPORATION, OWNER OF THE LAND SHOWN HEREON, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY,

FLORIDA, SHOWN HEREON AS "JUPITER ISLES PLAT 1", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

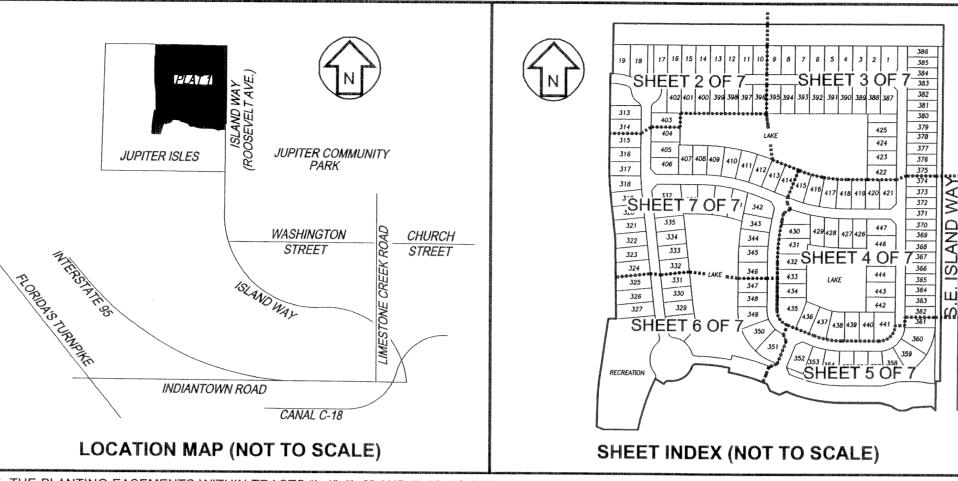
COMMENCING AT THE NORTHWEST CORNER OF THE SAID NORTHWEST ONE-QUARTER OF SAID SECTION 33; THENCE, SOUTH 89°46'29" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 1047.08 FEET; THENCE, SOUTH 00°13'31" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 100.00 FEET FOR A POINT OF BEGINNING:

THENCE, SOUTH 89°46'29" EAST, ALONG THE SOUTH LINE OF THE NORTH 100.00 FEET OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 33. / DISTANCE OF 1.526.51 FEET TO THE INTERSECTION THEREOF WITH THE WEST RIGHT-OF-WAY LINE OF ISLAND WAY AS RECORDED IN OFFICIAL RECORDS BOOK 15807. PAGE 654. PUBLIC RECORDS. PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 00°08'00" WEST, ALONG SAID RIGHT-OF-WAY LINE. A DISTANCE OF 1,544.98 FEET: THENCE, NORTH 89°52'00" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, DISTANCE OF 20.00 FEET; THENCE SOUTH 00°08'00" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 158.63 FEET; THENCE, NORTH 46°53'29" WEST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 58.53 FEET; THENCE, SOUTH 86°05'03" WEST. A DISTANCE OF 57.35 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 37.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°47'10". A DISTANCE OF 17.94 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 68.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°57'09", A DISTANCE OF 87.77 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°07'55", A DISTANCE OF 11.84 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 74°52'53" WEST, A DISTANCE OF 37.10 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET; THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14 $^\circ$ 59'07", A DISTANCE OF 16.22 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 89°52'00" WEST, A DISTANCE OF 178.42 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 627.50 FEET; THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°34'38", A DISTANCE OF 236.31 FEET TO THE POINT OF TANGENCY; THENCE, NORTH  $68^{\circ}17'22$ " WEST, A DISTANCE OF 21.47 FEET; THENCE, SOUTH  $66^{\circ}$ 42'38" WEST, A DISTANCE OF 35.36 FEET; THENCE, NORTH 68°17'22" WEST, A DISTANCE OF 46.00 FEET; THENCE, NORTH 23°17'22" WEST, A DISTANCE OF 35.36 FEET; THENCE, NORTH 68°17'22" WEST, A DISTANCE OF 21.47 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 872.50 FEET; THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°50'49", A DISTANCE OF 165.18 FEET TO THE END OF SAID CURVE; THENCE, NORTH 10°51'50" EAST, A DISTANCE OF 17.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 889.50 FEET AND WHOSE RADIUS POINT BEARS SOUTH 10°51'50" WEST; THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°13'34", / DISTANCE OF 158.76 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 18.00 FEET THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°11'24", A DISTANCE OF 22.05 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 100.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 75°19'58", A DISTANCE OF 131.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A END OF SAID CURVE; THENCE, NORTH 58°18'44" WEST, A DISTANCE OF 46.28 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1023.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 64°30'16" EAST; THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14° 04'07", A DISTANCE OF 251.19 FEET TO THE END OF SAID CURVE; THENCE, NORTH 89°56'32" WEST, A DISTANCE OF 154.77 FEET; THENCE, NORTH 66' 29'34" WEST, A DISTANCE OF 37.75 FEET; THENCE, NORTH 01°26'02" EAST, A DISTANCE OF 128.13 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 842.00 FEET; THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°37'18", A DISTANCE OF IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,168.00 FEET; THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°35'01", A DISTANCE OF 134.21 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 00°13'01" EAST, A DISTANCE OF 382.99 FEET; THENCE NORTH 00°13'31" EAST, A DISTANCE OF 46.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 323.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 00°13'31" WEST; THENCE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°02'22", A DISTANCE OF 11.50 FEET TO THE END OF SAID CURVE; THENCE, NORTH 00°13'31" EAST, A DISTANCE OF 135.20 FEET TO THE POINT OF BEGINNING.

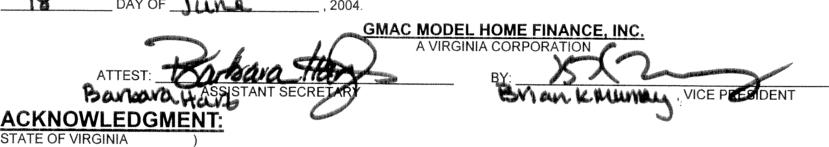
### CONTAINING: 56.96 ACRES, MORE OR LESS HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS

- PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET, UTILITY AND DRAINAGE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

  BEFORE ME PERSONALLY APPEARED SYSTEM AND SYSTEM AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER ROADWAY TRACT "A" IS HEREBY DEDICATED TO THE TOWN OF JUPITER, THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, THEIR SUCCESSORS AND/OR ASSIGNS, FOR ACCESS PURPOSES ONLY. SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE JUPITER ISLES CORPORATION. COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE WITNESS MY HAND AND OFFICIAL SEAL THIS \_
- A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER ROADWAY TRACT "A" IS HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, THEIR SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF THEIR RESPECTIVE WATER AND SEWER FACILITIES, AND DRAINAGE FACILITIES. NO ABOVE GROUND UTILITIES, OR APPURTENANCES THERETO, ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER TRACT "A".
- TRACT "LB-1", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE, BUFFER AND SIDEWALK EASEMENT FOR PUBLIC USE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF STATE OF FLORIDA
- TRACTS "L-1", "L-2" AND "L-3" (LAKES), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES, AND THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. THE TOWN OF JUPITER AND THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE DAY OF JUPITER AND THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE DAY OF JUPITER AND OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES THE ROADWAYS AND ANY AND ALL DRAINAGE AND LAKE MAINTENANCE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM, SAID TRACTS "L-1", "L-2" AND "L-3" ARE SUBJECT TO THE REQUIRED LITTORAL PLANTINGS AND NATIVE UPLAND TRANSITIONAL BUFFER PLANTINGS SHOWN ON THE APPROVED LANDSCAPING MAINTENANCE AND MONITORING PLANS.
- THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AND LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT- FOR-PROFIT CORPORATION, FOR ACCESS AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES. SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE
- THE DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A COUNTY OF PALM BEACH ) FLORIDA NOT-FOR-PROFIT CORPORATION, IT SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION WITHOUT RECOURSE TO THE TOWN OF JUPITER. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE BEFORE ME PERSONALLY APPEARED ROBERT W. DREWS AND MARIO INDIVIGLIO, WHO ARE PERSONALLY KNOWN TO ME AND WHO OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS U.E., ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES, INCLUDING CABLE TELEVISION. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER UTILITY FACILITIES. TRACT "R" (RECREATION), AS SHOWN HEREON, IS HEREBY RESERVED BY GMAC MODEL HOME FINANCE, INC., A VIRGINIA CORPORATION, ITS
- SUCCESSORS AND/OR ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. ). TRACTS "O-1", "O-2", "O-3", "O-4", "O-5" AND "O-6" (OPEN SPACE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE, PEDESTRIAN ACCESS AND
- LANDSCAPE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. WITHOUT RECOURSE TO THE TOWN OF JUPITER. 11. THE FIVE FOOT LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF
- CONTROL AND JURISDICTION OVER ACCESS RIGHTS. 12. THE 5' OVERHANG EASEMENTS, AS SHOWN HEREON, ARE DEDICATED IN PERPETUITY TO THE ADJACENT LOT OWNERS FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES.
- 13. THE 10 FOOT WATER MANAGEMENT EASEMENT, AS SHOWN HEREON, IS DEDICATED IN PERPETUITY TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NORTHERN) FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES. THIS EASEMENT IS SUBJECT TO FURTHER UNDERGROUND USE FOR WATER SUPPLY, ELECTRICAL POWER, TELECOMMUNICATIONS AND CABLE TELEVISION. THERE SHALL BE NO PLACEMENT OF SUCH FACILITIES ON OR UNDER THIS WATER MANAGEMENT EASEMENT UNLESS PREVIOUSLY APPROVED, IN WRITTEN PERMIT FORM, BY NORTHERN.
- 14. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM SHOWN BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACT ASSOCIATED WITH SUCH DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE SHOWN BY THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.



15. THE PLANTING EASEMENTS WITHIN TRACTS "L-1", "L-2" AND "L-3", AS SHOWN HEREON, ARE FOR THE REQUIRED LITTORAL PLANTINGS AND NATIVE UPLAND TRANSITIONAL BUFFER PLANTINGS SHOWN ON THE APPROVED LANDSCAPING MAINTENANCE AND MONITORING PLANS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT- FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS



FINANCE, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY. AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID

**ACKNOWLEDGMENT** 

SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY. AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION # DD 23487 WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF EXPIRES: September 3, 200

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

COUNTY OF PALM BEACH

RIVIERA BEACH, FLORIDA 33404

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE NON-EXCLUSIVE EASEMENTS OVER TRACT "A", AND THE 10 FOOT WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES THAT SAID DISTRICT HAS NO MAINTENANCE OBLIGATIONS ON OR UNDER THE LANDS OVER WHICH SAID EASEMENTS LIE, AND FURTHER ACKNOWLEDGES THAT THERE ARE NO OTHER MAINTENANCE OBLIGATIONS, OR DEDICATIONS TO. BEING INCURRED BY SAID DISTRICT ON THIS PLAT

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRIC

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 47A

## SURVEYOR'S NOTE:

THE BASE BEARING, AS SHOWN HEREON, IS SOUTH 89°46'29" EAST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

## **MORTGAGEE'S CONSENT:**

RESIDENTIAL FUNDING CORPORATION, A DELAWARE CORPORATION, HEREBY CERTIFIE THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 16028, PAGE 695 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

SIGNED BY BY ANK MINOU , ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF \_\_\_\_\_\_\_\_, 2004.

RESIDENTIAL FUNDING CORPORATION

**ACKNOWLEDGEMENT:** COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING AS TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

SHEET 1 OF 7

PRINTED NAME: Virginia A. Melena

COMMISSION EXPIRES: 7-2005

STATE OF VIRGINIA COMMISSION NO.:

## **GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS**

- 1. BUILDING SETBACKS SHALL CONFORM TO THE TOWN OF JUPITER ZONING CODE
- 2. NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS
- 3. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

#### TITLE CERTIFICATION: STATE OF FLORIDA

COUNTY OF PALM BEACH )

I, GERALD KNIGHT, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE T THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN GMAC MODEL HOME FINANCE, INC. VIRGINIA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED ( RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON. THERE ARE ENCUMBRANCES OF RECORD BUT THOS ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.

TOWN APPROVAL

COUNTY OF PALM BEACH

THE PLAT, "JUPITER ISLES PLAT 1", IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER, AND IN ACCORDANCE WITH SECTION 177.071 (2), FLORIDA STATUTES, THIS 27 TO DAY OF THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES. , 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH

KAREN J. GOLONKA, MAYOR DOUG KOEMNICKE, P.E., TOWN ENGINEER SALLY M. BOYLAN, TOWN CLERK

TOWN OF JUPITER

TOWN OF JUPITER **ENGINEER** 

GMAC MODEL HOME FINANCE, MO.L



SEAL **NORTHERN** PALM BEACH COUNTY **MPROVEMENT** DISTRICT

JUPITERASLES COMMUNITY





I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY AND PLAT MADE UNDER MY NOTICE: RESPONSIBLE DIRECTION AND SUPERVISION: THAT SAID SURVEY AND PLAT ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT PERMANENT CONTROL POINTS AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH TOWN OF JUPITER FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE 

WM. R. VAN CAMPEN, P.S.M. 2424 BENCH MARK LAND SURVEYING & MAPPING, INC. (L.B. NO. 2171) 4152 W. BLUE HERON BOULEVARD—SUITE 121

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. 2424 IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

J LAND SURVEYING & MAPPING, INC 4152 W. BLUE HERON BLVD. SUITE 121 RIVIERA BEACH, FLORIDA 33404

PHONE: (561) 848-2102 FAX: (561) 844-9659 L.B. NO. 2171 EMAIL: bmlsm @ aol.com WEB: http://members.aol.com//bmlsm